



Treiorwg, Ffairfach, Llandeilo, SA19 6RF

Offers in the region of £810,000

RETIREMENT SALE

Treiorwg is set within 100 acres of its own land at the western end of the Brecon Beacons National Park with a profusion of wooded areas, a range of outbuildings and 30 acres of Tir Mawr SSI (Marsh Fritillary butterfly) land. The four bedroom traditional farm house is nestled in the centre of the land opposite an attractive range of traditional buildings including a threshing barn dating from the early 1800's. There are 2 dutch barns and a more modern 7 bay range of cattle/sheep barns behind the stock yard. Currently grazing sheep and cattle Treiorwg suits a commercial stock enterprise or can be an extremely attractive wildlife haven. Although in sight of Llandeilo Town to the north Treiorwg offers space and seclusion in a beautiful part of West Wales.

Option to purchase as a going concern with selected livestock and equipment.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with quarry tiled floor, part tongue and groove walls and storage cupboard with window to front.

Lounge

14'10" x 15'8" (4.54 x 4.80)



with multi fuel fire in Inglenook style fireplace, storage heater, stairs to first floor, under stairs cupboard, beamed ceiling, quarry tiled floor and uPVC double glazed door to rear.

Sitting Room/Bedroom 4

14'10" x 7'5" red to 6'10" (4.53 x 2.27 red to 2.10)

with wood burner, storage heater and uPVC double glazed window to rear.

Kitchen

7'6" x 9'9" (2.29 x 2.99)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, Oil fired Rayburn Royal providing domestic hot water, part tiled walls, tiled floor and uPVC double glazed window to front and side.

Downstairs Bathroom

7'4" x 7'8" (2.25 x 2.36)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, quarry tiled floor, hatch to roof space, storage heater and uPVC double glazed window to front.

First Floor

Landing

Bedroom 1

7'10" x 10'8" inc to 11'5" (2.41 x 3.27 inc to 3.5)

with storage heater, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

6'8" x 14'1" (2.05 x 4.3)

with built in cupboard with hot water cylinder and immersion heater and uPVC double glazed window to side.

Bedroom 3

15'2" x 6'9" (4.63 x 2.07)

with storage heater and uPVC double glazed window to rear.

External Utility Room

14'10" x 4'9" (4.54 x 1.46)

with stainless steel single drainer sink unit, power and light connected and uPVC double glazed door to front and rear.

Outside

The property is approached over a private lane of approximately quarter a mile with views over Carreg Cennen Castle from the entrance gate.

The well fenced land is in good heart and has an abundance of Whorled Caraway plants (Carmarthenshire's plant). The 32 acres of SSSI land has been recently surveyed and is currently grazed by a neighbours cattle and there is a mandatory obligation to maintain this land, currently with the help of the BPS.

There is potential for glamping/camping (subject to necessary planning consents).

Dutch Barn

60'4" x 35'5" (18.4 x 10.8)



Stone Cart Shed

14'5" x 12'1" (4.4 x 3.7)



Power and light connected

Stone Pig Sty/Store Room

2.43 x 3.75

Traditional Stone outbuilding



1st Room - 6.78 x 4.74

2nd Room - 3.34 x 4.7

3rd Room - 7.7 x 4.6 with steps up to store area

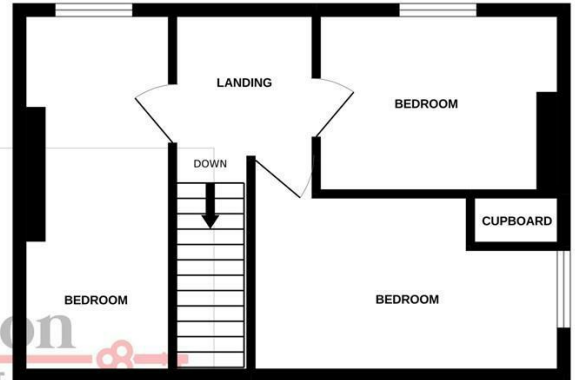
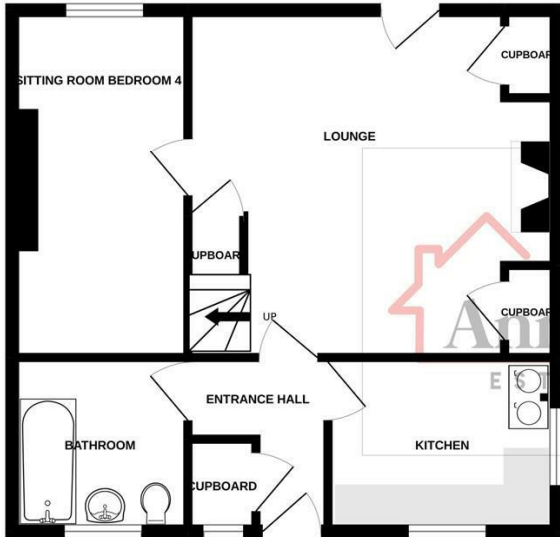
4th Room - 2.76 x 4.64

5th Room - 2 x 2.8

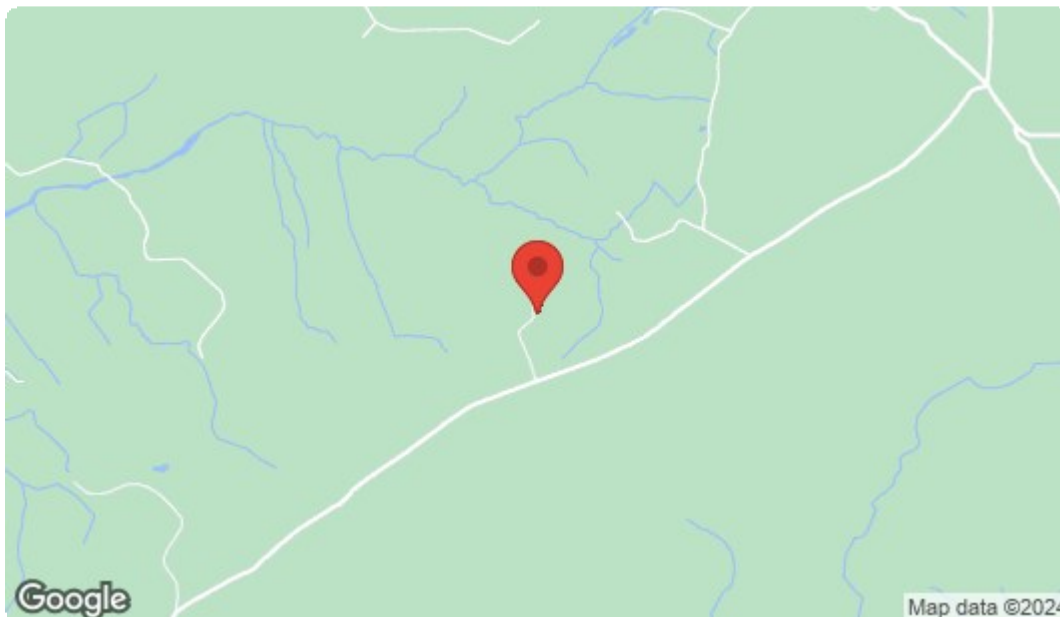
External measurements of lean to - 2.75 x 9.83 (no roof)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.